

Message Text

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PAGE 01 KINGST 00489 032027Z

41

ACTION FBO-05

INFO OCT-01 ARA-06 ISO-00 A-01 /013 W

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P 031800Z FEB 76

FM AMEMBASSY KINGSTON

TO SECSTATE WASHDC PRIORITY 092

LIMITED OFFICIAL USE KINGSTON 0489

FROM AMBASSADOR

E.O. 11652: N/A

TAGS: ABLD, ASEC, AMGT, JM

SUBJECT: ACQUISITION OF NEW CHANCERY FOR AMEMBASSY KINGSTON

REF: KINGSTON 428

1. UNDERSTAND SOME OFFICES IN DEPARTMENT BELIEVE AN ALTERNATE AND PERHAPS PREFERABLE COURSE TO THE PROPOSED REFTEL WOULD BE ENTREPRENEURIAL CONSTRUCTION TO OUR SPECIFICATIONS AND LEASE TO USG OF CHANCERY. THIS ALTERNATIVE WAS EXPLORED AND IS REJECTED AT PRESENT TIME FOR FOLLOWING REASONS:

(A) ACQUISITION OF NEW CHANCERY BY THIS MEANS WOULD REQUIRE US TO REMAIN IN OUR PRESENT PREMISES FOR AT LEAST ONE TO TWO YEARS. IN PRESENT SECURITY SITUATION THIS IS HIGHLY UNDESIRABLE.

(B) THERE IS NO QUESTION ENTREPRENEURIAL ROUTE WOULD BE FAR MORE COSTLY. AS AN EXAMPLE, BRITISH HIGH COMMISSION IS CONSTRUCTING (ON ITS OWN LAND) NEW CHANCERY SEVERAL BLOCKS FROM COURTLEIGH MANOR. BRITISH CHANCERY, THOUGH SMALLER THAN COURTLEIGH MANOR, WILL COST OVER TWO MILLION DOLLARS WHEN COMPLETE.

(C) JAMAICA'S RAPIDLY DETERIORATING FOREIGN EXCHANGE POSITION, IMPORT LICENSING RESTRICTIONS, ETC. ARE REACHING POINT WHERE LOCAL CONSTRUCTION CONTRACTORS WOULD UNDOUBTEDLY

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PAGE 02 KINGST 00489 032027Z

HAVE CONSIDERABLE DIFFICULTY IMPORTING MATERIAL TO BUILD

A CHANCERY FOR US ON A ENTREPRENEURIAL BASIS.

(D) AS NOTED REFTTEL, BASIC COST OF COURTLEIGH MANOR
COMPLEX IS IN FACT ROUGHLY VALUE OF UNIMPROVED LAND IN THAT
PART OF KINGSTON.
GERARD

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